157.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,800 / 846,800
					USE VALUE:	846,800 / 846,800
					ASSESSED:	846,800 / 846,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAURO WALTER J JR &DANIEL ETAL
Owner 2:	TRS/ WDGB ARLINGTON RLTY TRUST
Owner 3:	
Street 1:	40 SHELLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TAURO WALTER J SR -
Owner 2:	-
Street 1:	40 SHELLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2364 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	426,800		420,000	846,800
Total Card	0.138	426,800		420,000	846,800
Total Parcel	0.138	426,800		420,000	846,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.21 | /Parcel: 358.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 104327
GIS Ref:
GIS Ref:
Insp Date: 07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	426,900	0	6,000.	420,000	846,900	846,900	Year End Roll	12/18/2019
2019	104	FV	332,300	0	6,000.	420,000	752,300	752,300	Year End Roll	1/3/2019
2018	104	FV	332,300	0	6,000.	354,000	686,300	686,300	Year End Roll	12/20/2017
2017	104	FV	311,300	0	6,000.	324,000	635,300	635,300	Year End Roll	1/3/2017
2016	104	FV	311,300	0	6,000.	276,000	587,300	587,300	Year End	1/4/2016
2015	104	FV	276,800	0	6,000.	240,000	516,800	516,800	Year End Roll	12/11/2014
2014	104	FV	276,800	0	6,000.	222,000	498,800	498,800	Year End Roll	12/16/2013
2013	104	FV	288,200	0	6,000.	211,200	499,400	499,400		12/13/2012

!12274!

PRINT

Date	Time
12/11/20	02:22:31

LAST REV

Date	Time
10/15/18	11:30:43

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12274

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAURO WALTER J	67798-383		8/12/2016	Convenience	10	No	No		
TAURO WALTER J/	57057-317		6/28/2011	Convenience	10	No	No		
TAURO WALTER J	51707-51		9/22/2008	Family	10	No	No		
TAURO WALTER J/	40186-237		7/29/2003	Family	1	No	No		
TAURO WALTER J	31739-562		8/23/2000	Convenience	1	No	No		
CALVEY CHERYL A	30780-24		10/20/1999	Change>Sale	245,000	No	No		
MAC AULAY DONAL	9984-576		5/24/1999	Estate/Div	217,000	No	No		
	9984-576		2/12/1962		13,500	No	No		N

USER DEFINED

Prior Id # 1:	104327
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2017	736	Siding	100	C				
3/9/2011	134	Manual	6,800					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Measured	355	PATRIOT
11/29/1999	Meas/Inspect	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09416246
Const Adj.:	0.98500049
Adj $ / SQ:	183.218
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618556
Depreciation:	191752
Depreciated Total:	426804

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
1	5	2	
Totals			
2	10	5	

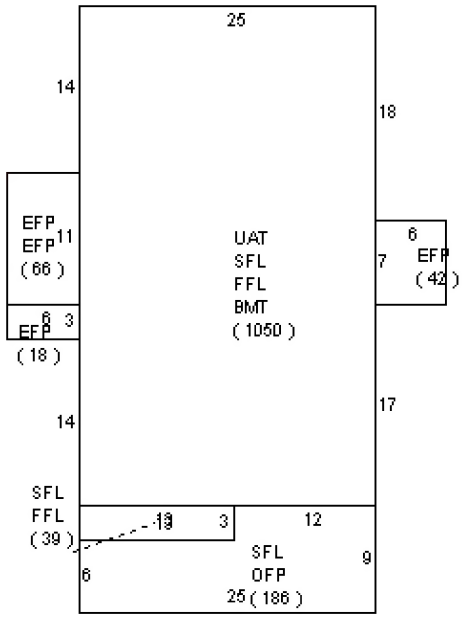
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	183.22
Special Features:	0	Val/Su Net:	105.25
Final Total:	426800	Val/Su SzAd	180.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,275	183.220	233,602
FFL	First Floor	1,089	183.220	199,524
BMT	Basement	1,050	54.970	57,714
UAT	Upper Attic	263	73.290	19,238
EFP	Enclos Porch	192	40.780	7,830
OFP	Open Porch	186	24.990	4,648

Net Sketched Area: 4,055 | Total: 522,556

Size Ad | 2364 | Gross Are | 4842 | FinArea | 2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: